



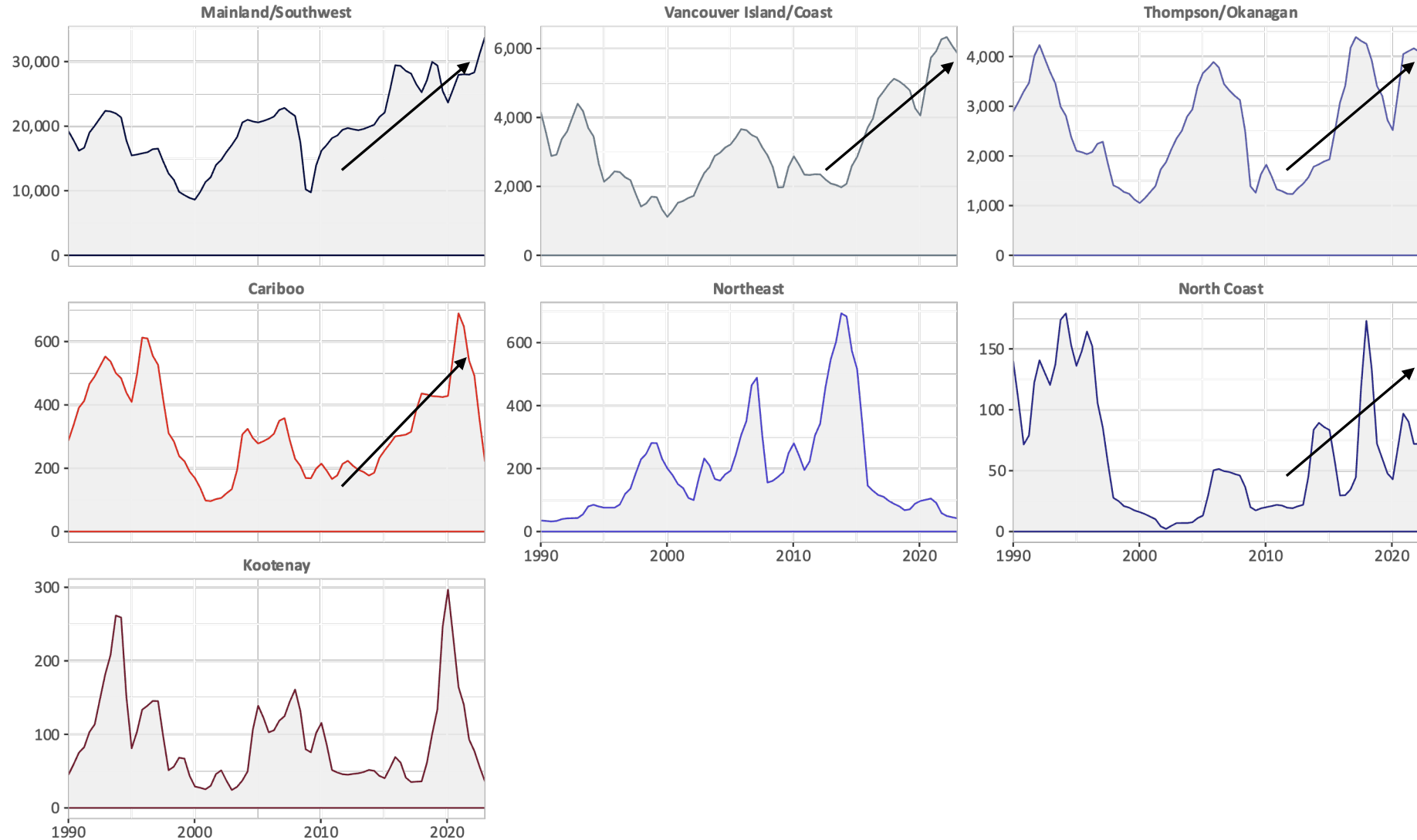
Housing Supply: British Columbia

Braden Batch, Lead Economist

Feb 14, 2024

Starts Trending Up in Most Regions

Housing Starts (A)
Economic Regions*



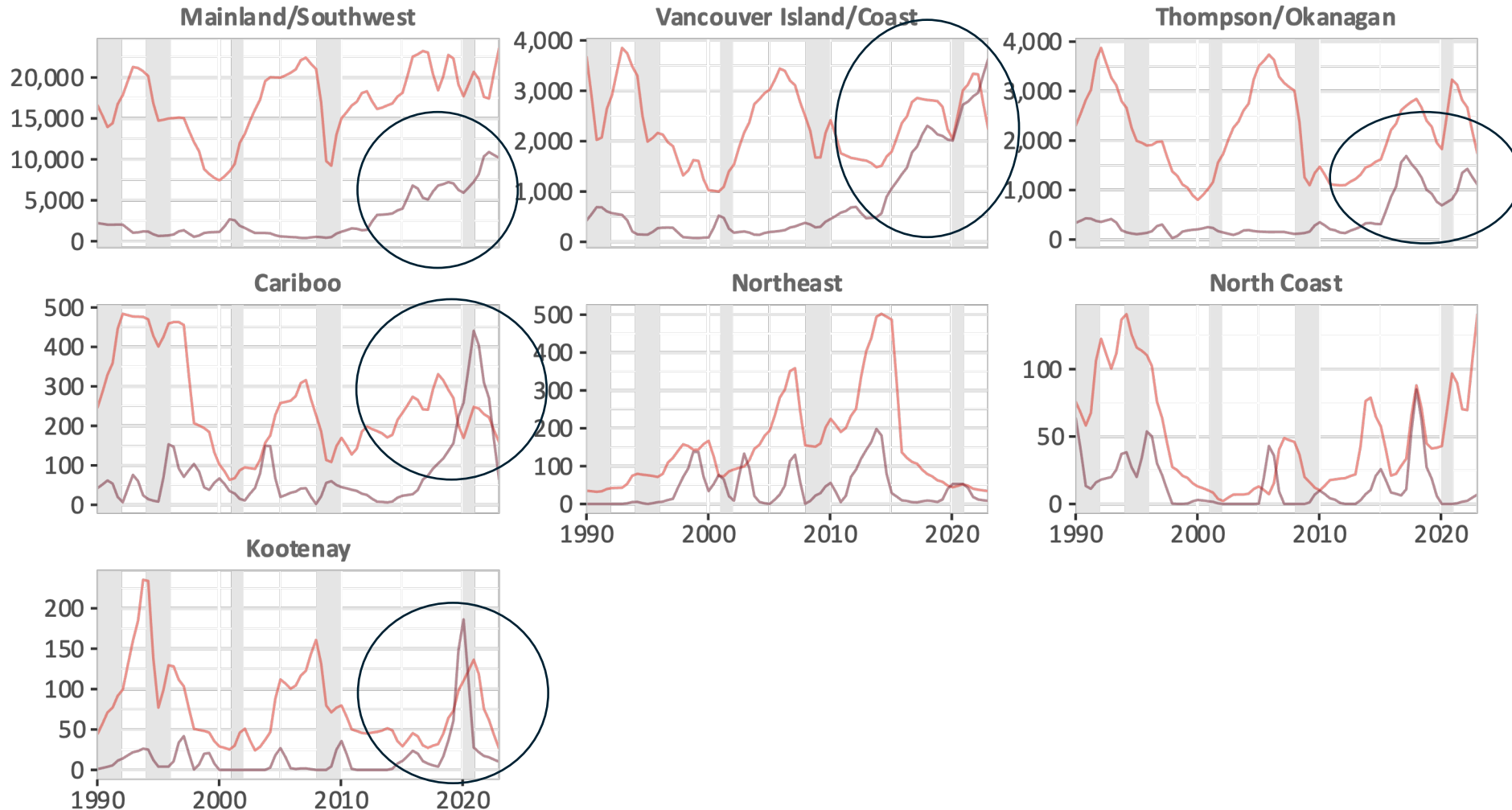
Source: Statistics Canada, CMHC, CMHC calculations

*Data is not all housing in the region, only the largest census subdivisions where good data was available.

The Driver of Housing Stock Growth is Rental

Housing Starts by Tenure (A)

Economic Regions*



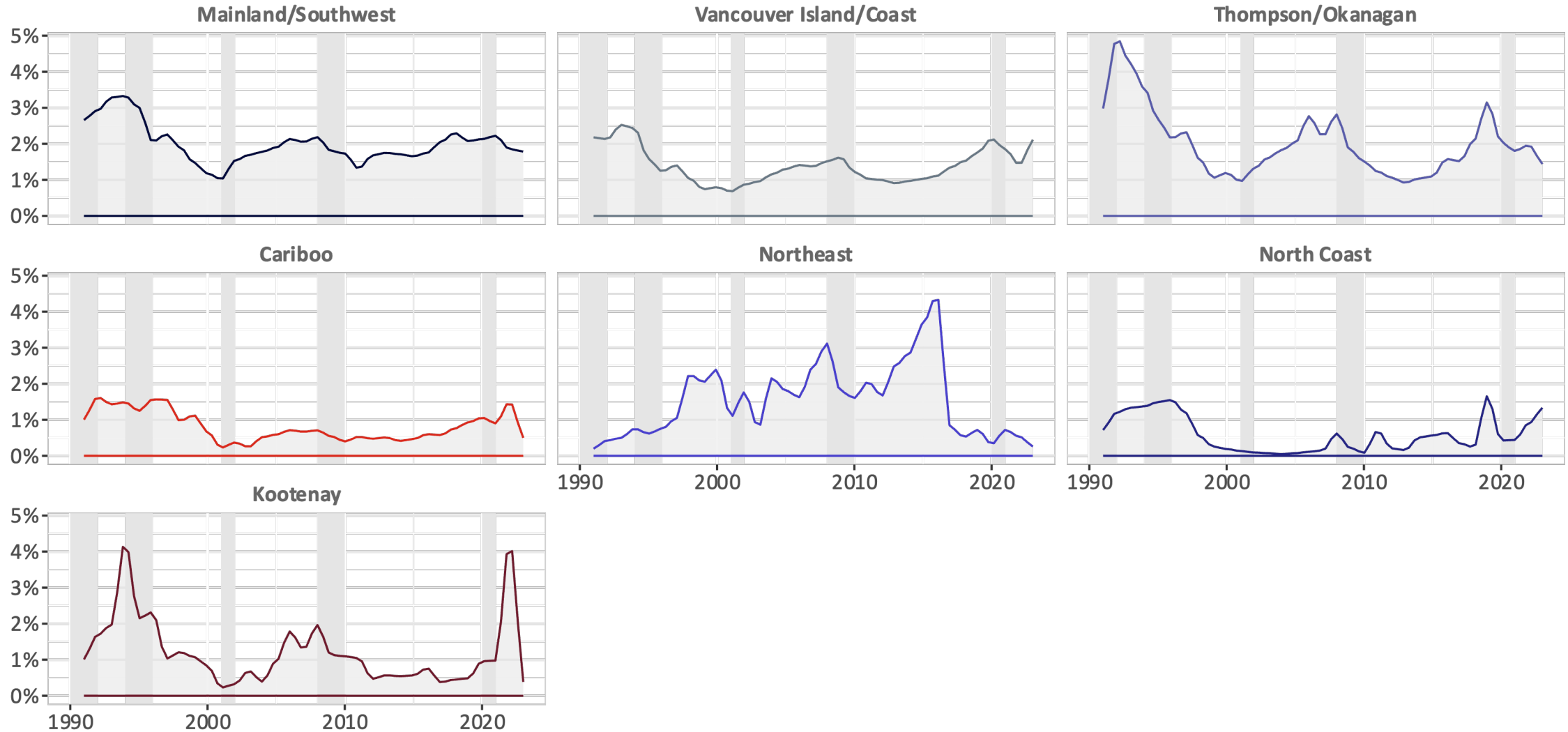
- Trend starts after Global Financial Crisis (GFC)
- Picked up steam in 2016.
- Victoria has more rental started than ownership.

Source: CMHC, CMHC calculations

*Data is not all housing in the region, only the largest census subdivisions where good data was available.

Most Regions are At or Below 2% Annual Supply Growth

Housing Stock Growth (A)
Economic Regions*



Source: Statistics Canada, CMHC, CMHC calculations

*Data is not all housing in the region, only the largest census subdivisions where good data was available.

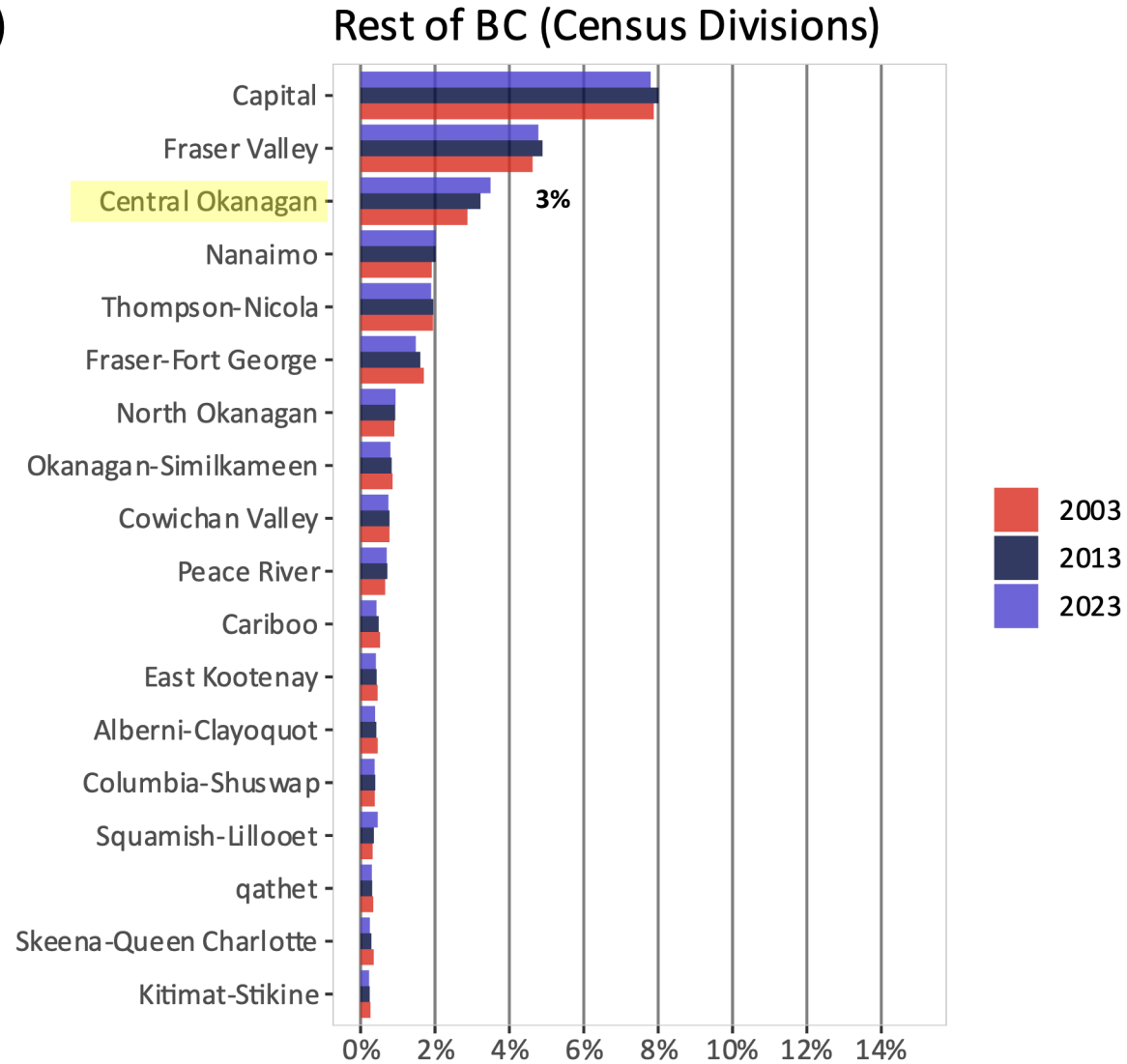
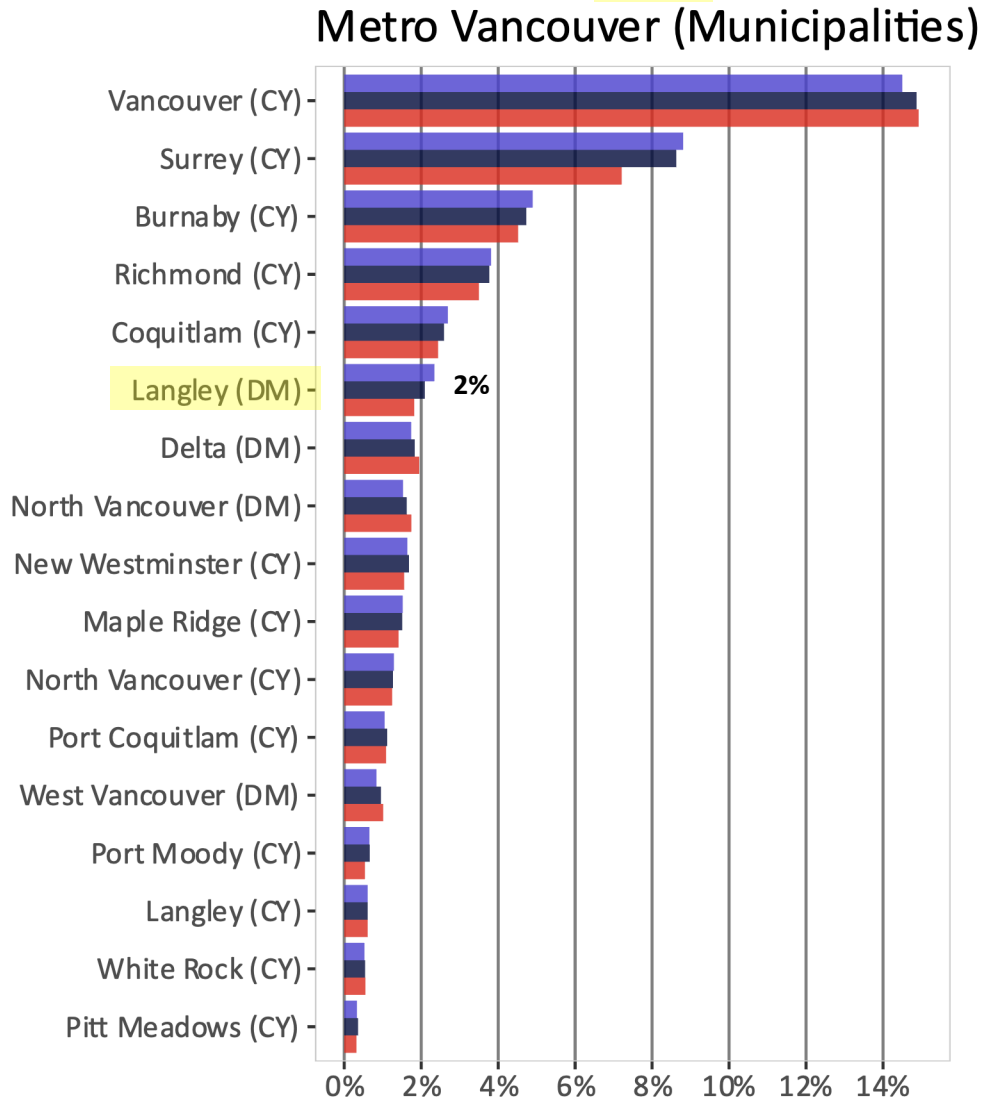
Different Assumptions = Different Supply Gap.

Table 5: Supply gaps by scenario, 2030, millions of housing units

| | Baseline | Low-economic-growth | High-population-growth |
|---------------------------|------------------|---------------------|------------------------|
| Ontario | 1,480,000 | 1,310,000 | 1,650,000 |
| Quebec | 860,000 | 770,000 | 1,090,000 |
| British Columbia | 610,000 | 550,000 | 690,000 |
| Alberta | 130,000 | 130,000 | 170,000 |
| Manitoba | 170,000 | 150,000 | 180,000 |
| Saskatchewan | 60,000 | 60,000 | 80,000 |
| Nova Scotia | 70,000 | 60,000 | 70,000 |
| New Brunswick | - | - | - |
| Newfoundland and Labrador | 60,000 | 300,000 | 70,000 |
| Prince Edward Island | - | - | - |
| Canada | 3,450,000 | 3,070,000 | 4,010,000 |

The Proportions of Housing Stock Doesn't Change Quickly

Share of BC Private Dwelling Units (Stock)



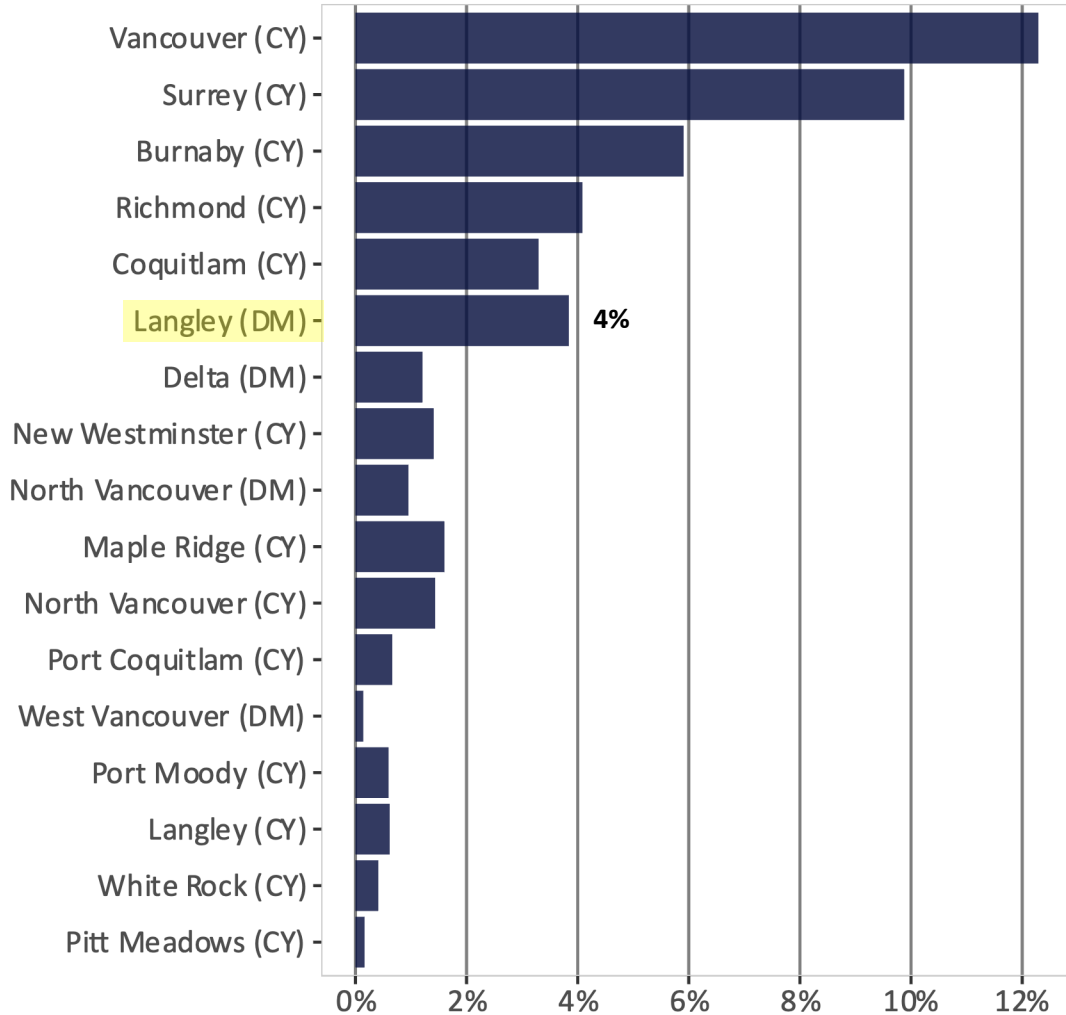
Source: Statistics Canada, CMHC, CMHC Calculations

Recent Growth Has Been *Slightly* More Spread Out

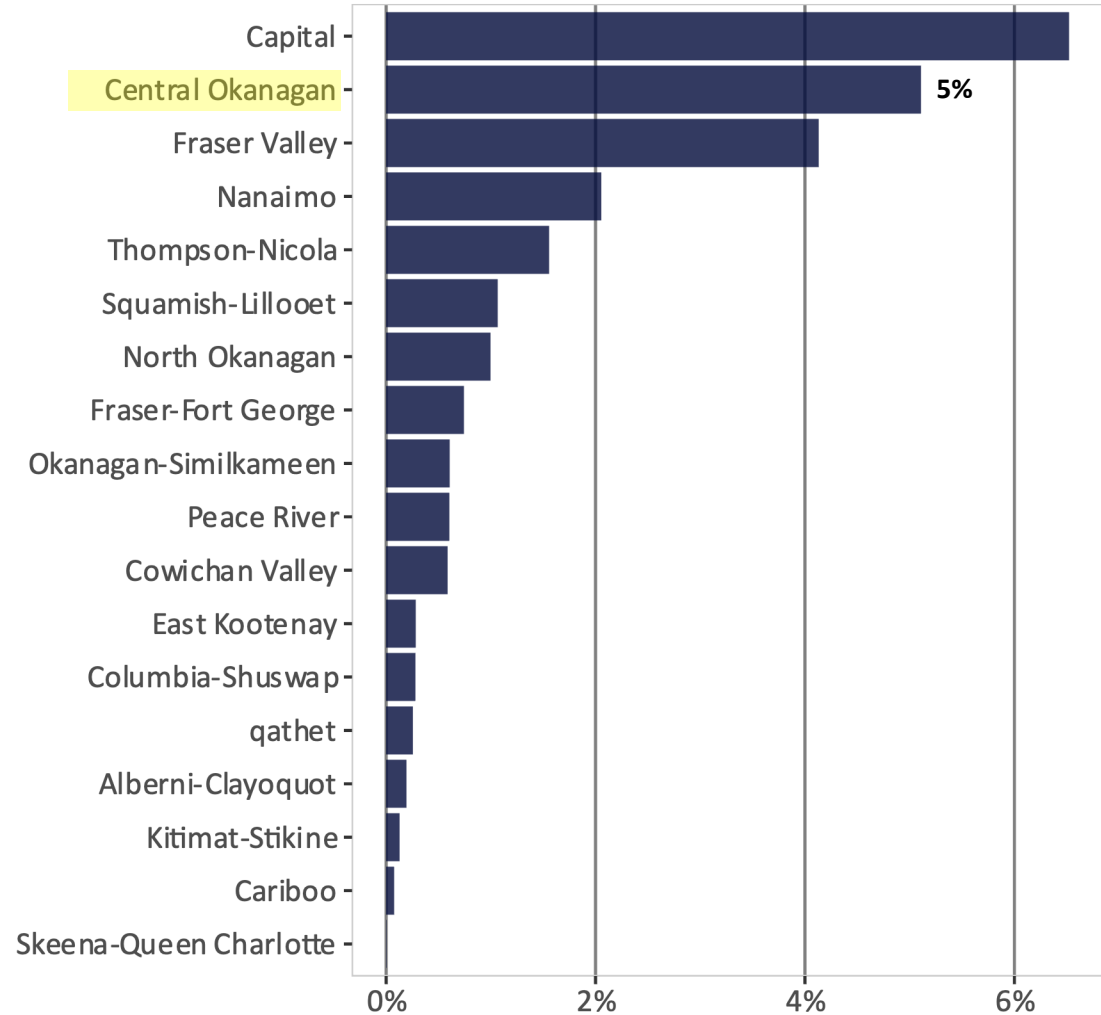
Share of BC Private Dwelling Units (Flow)

Past 10 Years (2023)

Metro Vancouver (Municipalities)



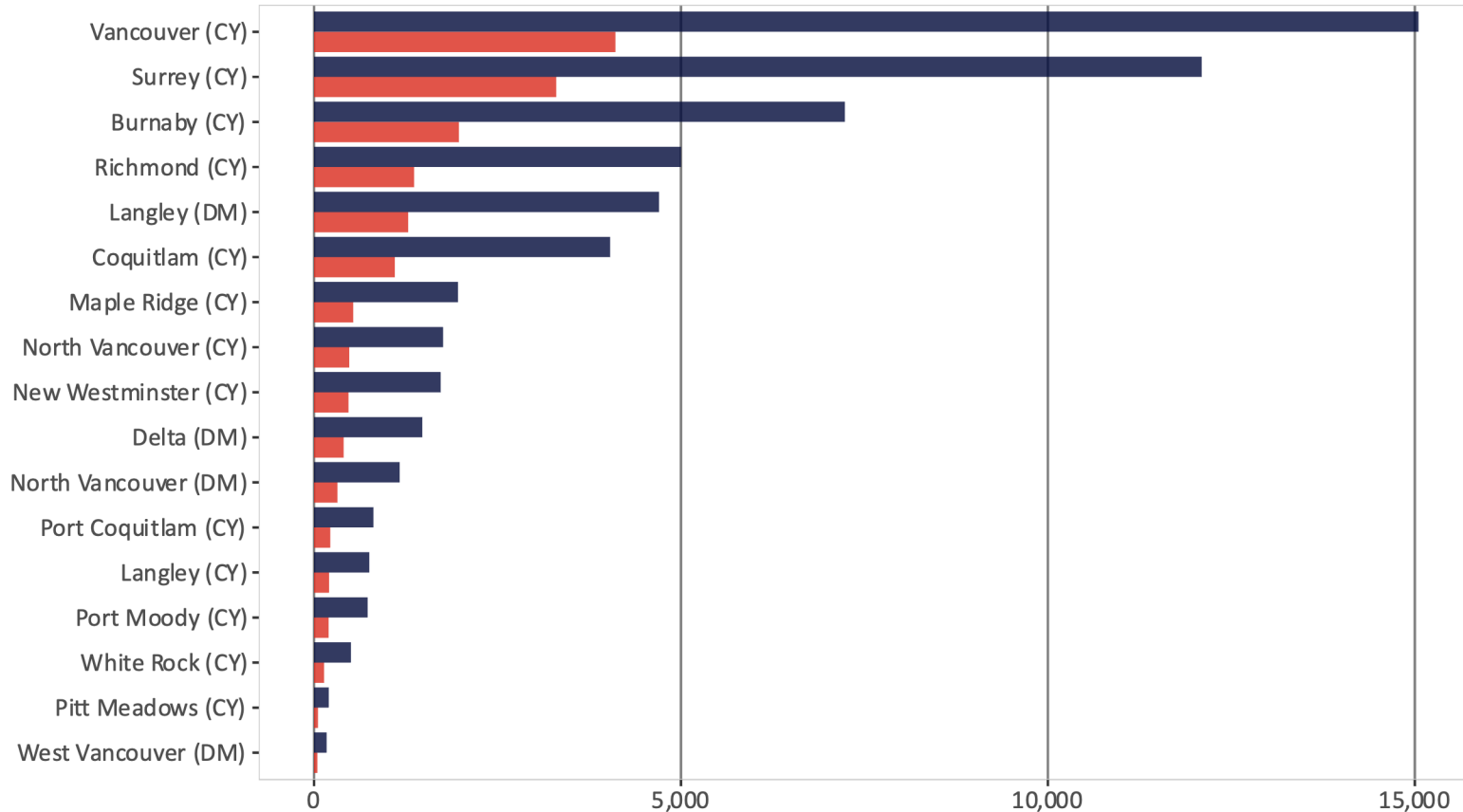
Rest of BC (Census Divisions)



Supply Gap Implies Net Additions at 2.5x Recent History

Share of BC Private Dwelling Units vs. Supply Gap Pace (Flow)
Past 10 Years (2023)

Metro Vancouver (Municipalities)



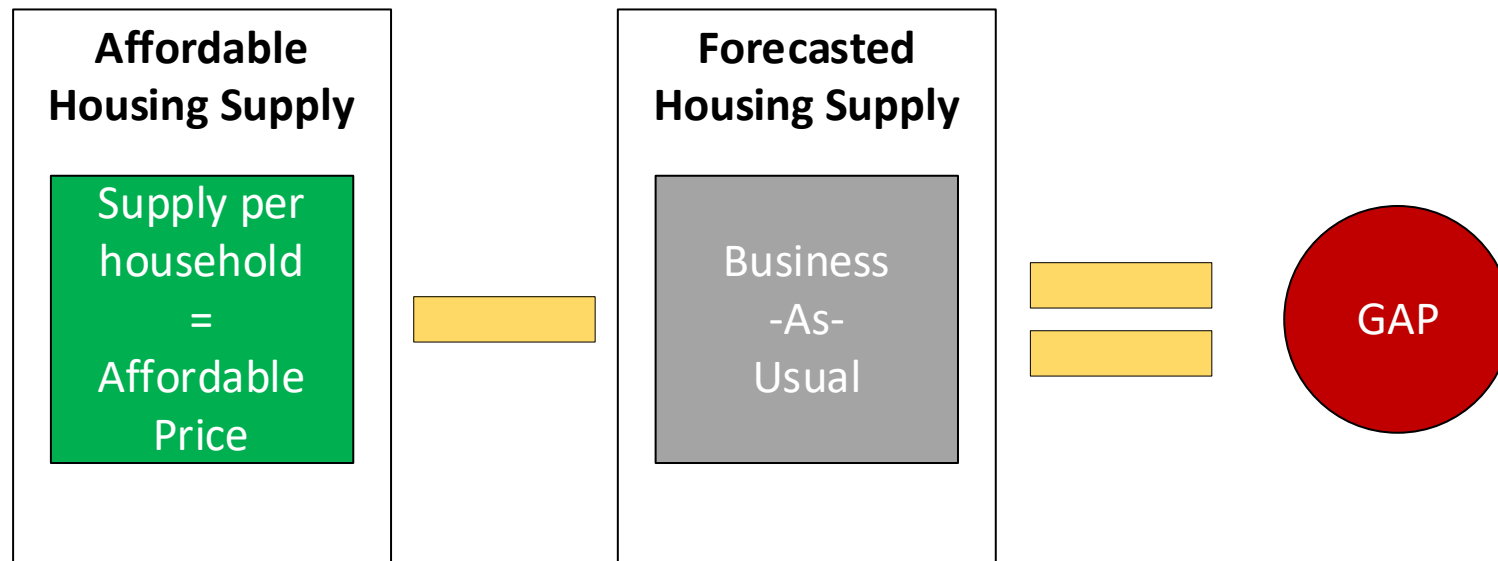
10 Year Average
Supply Gap

Caveats:

- The Supply Gap is **not prescriptive**
- This is back-of-envelope math
- Use with caution

Source: Statistics Canada, CMHC, CMHC Calculations

The gap is the difference between housing stock consistent with the affordable price and current trajectory for supply.



Thank you

Braden T. Batch

bbatch@cmhc.ca

